

PB# 85-31

**Dante Musco
(Never Materialized)**

45-1-32

Dante Musco Subdivision
4 lots

85-31

85-31

*never materialized
 filed with Town Clerk
 10/10/86 ph*

TOWN OF NEW WINDSOR 555 Union Avenue New Windsor, N. Y. 12550		<u>General Receipt</u>	6567
Received of <u>Glenn Spencer Subdivision</u>		<u>May 23</u> 19 <u>85</u>	
<u>Twenty - five and 00/100</u>		\$ <u>25.00</u>	
For <u>Application Fee #85-31</u>			DOLLARS
DISTRIBUTION			
FUND	CODE	AMOUNT	
<u>#1678</u>			

By Pauline H. Townsend

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

Blanes
 Esig
 Bldg Insp
 Highway
 Water
 Sandstone

Memo FROM:

P.V. CUOMO, T.E.

555 UNION AVENUE

TOWN OF NEW WINDSOR

NEW WINDSOR, NEW YORK 12550

TO:

(HENRY RGYNS)
(PL BD CHAIRMAN)

DATE:

June 12
1985

SUBJECT:

MUSCO SUBDIVISION

—FOLD HERE—

I HAVE REVIEWED THE
PAWTE MUSCO SUBDIVISION
(REVISED) AND CAN
RECOMMEND TO THE
PLANNING BOARD THAT
THEY CONSIDER APPROVAL.
DRAINAGE APPEARS ADEQUATE.

PLANNING BOARD
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12550

(This is a two-sided form)

Date Received 5/22/85 88-21
Preapplication Approval _____
Preliminary Approval _____
Final Approval _____
Fees Paid 25 app fee

APPLICATION FOR SUBDIVISION APPROVAL

Date: 5/16/85

1. Name of subdivision Subdivision of Lands of Dante Musco
2. Name of applicant Dante Musco Phone 561-6659
Address 610 Blooming Grove Turnpike, New Windsor, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record Dante Musco Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor Gerald Zimmerman Phone 782-7976
Address Route 17M, Harriman, New York 10926
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the north side of Route 94
(Street)
_____ feet _____ of at the intersection of Willow Avenue
(direction)
7. Total Acreage 12.7 acres Zone R-4 Number of Lots 4
8. Tax map designation: Section 45-B1 Lot(s) 32
9. Has this property, or any portion of the property, previously been subdivided No
If yes, when _____; by whom _____
10. Has the Zoning Board of Appeals granted any varlance concerning this property No
If yes, list case No. and Name _____

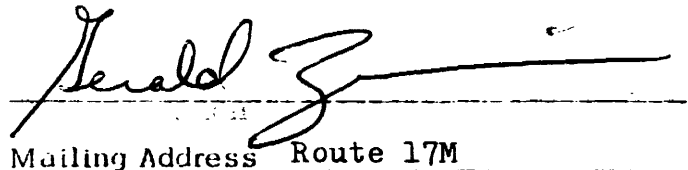
List all contiguous holdings in the same ownership. None

Section _____ Block(s) _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK)
COUNTY OF ORANGE : SS.:

I, Gerald Zimmerman, hereby depose and say that
all the above statements and the statements contained in the papers submitted herewith
are true.



Mailing Address Route 17M

Harriman, New York 10926

SWORN to before me this

Agent for Owner and Applicant

22 day of May, 1985


NOTARY PUBLIC
Shirley B. Hassenteufel
Notary Public, State of New York
No. 4764793
Qualified in Orange County, N.Y.
Commission Expires March 30, 1986

SHORT ENVIRONMENTAL ASSESSMENT FORMINSTRUCTIONS:

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

(d) Environmental Assessment

1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? ☐ Yes ☒ No
2. Will there be a major change to any unique or unusual land form found on the site? ☐ Yes ☒ No
3. Will project alter or have a large effect on an existing body of water? ☐ Yes ☒ No
4. Will project have a potentially large impact on groundwater quality? ☐ Yes ☒ No
5. Will project significantly effect drainage flow on adjacent sites? ☐ Yes ☒ No
6. Will project affect any threatened or endangered plant or animal species? ☐ Yes ☒ No
7. Will project result in a major adverse effect on air quality? ☐ Yes ☒ No
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? . . . ☐ Yes ☒ No
9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? . . . ☐ Yes ☒ No
10. Will project have a major effect on existing or future recreational opportunities? . . . ☐ Yes ☒ No
11. Will project result in major traffic problems or cause a major effect to existing transportation systems? ☐ Yes ☒ No
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? . ☐ Yes ☒ No
13. Will project have any impact on public health or safety? ☐ Yes ☒ No
14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? . . ☐ Yes ☒ No
15. Is there public controversy concerning the project? ☐ Yes ☒ No

PREPARER'S SIGNATURE: HeraldTITLE: Project EngineerREPRESENTING: Zimmerman EngineeringDATE: 5/16/85

SHORT ENVIRONMENTAL ASSESSMENT FORM

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PREPARER'S SIGNATURE: GERALD ZIMMERMAN TITLE: PROJECT ENGINEER

REPRESENTING: _____ DATE: 10/17/84

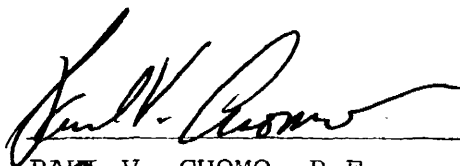
9/1/78

PLANNING BOARD

PLANNING BOARD ENGINEER REVIEW FORM:

The maps and plans for the ~~Site Approval~~ _____
Subdivision _____ as submitted by
ZIMMERMAN ENG. for the ~~building or~~ subdivision
of DANTE MUSCO has been reviewed
by me and is approved X disapproved _____

If disapproved, please list reason.



PAUL V. CUOMO, P.E.
July 10, 1985

Date

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by Zimmerman Engineering
for the building or subdivision of Dante Musco
has been reviewed by me and is approved ☒ ~~disapproved~~ _____

~~If disapproved, please list reason.~~

Please notify water Dept. before excavation.
There is a maze of water services in that
area on York st. that have to be located.

HIGHWAY SUPERINTENDENT

Steve Didio
✓ WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval Nante Musco
Subdivision _____ as submitted by _____
for the building or subdivision of _____
has been reviewed by me and is approved ☒ d: sapproved _____

If disapproved, please list reason.

Irred 7/2/78
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision ✓ as submitted by Zimmerman Engineering
for the building or subdivision of Dante Musco
has been reviewed by me and is approved ✓ d. s. approved _____

If disapproved, please list reason.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

✓ Lynnam D. Matem Jr.
SANITARY SUPERINTENDENT

June 27, 1985
DATE

INTER OFFICE CORRESPONDENCE

TO: New Windsor Planning Board
FROM: Town Fire Inspector
DATE: 14 August 1985
SUBJECT: Dante Musco Site Plan

The BUREAU OF FIRE PREVENTION on two (2) previous occasions has rejected this site plan due to non-conformance with the town Fire Prevention Code. These rejections were on 13 November 1984 and 12 December 1984. This opinion has not changed.

The Town Code requires under Section 21-10 the following:

"B. There shall be a maximum of five hundred (500) feet between fire hydrants situated along water main lines."


"C. Water main lines less than eight (8) inches in diameter are prohibited."

"D. Water main lines must loop into the water system and dead-end mains are prohibited."

Until such time as the aforementioned laws are met, this site plan is rejected.

If you have any questions, please feel free to call on me.

Respectfully,


Robert F. Rodgers

ZIMMERMAN
ENGINEERING & SURVEYING, P.C.

Route 17M

Harriman, N.Y. 10926

(914) 782-7976

GERALD ZIMMERMAN P.E., L.S.

July 11, 1985

Mr. Richard Hotaling, Chairman
Bureau of Fire Prevention
95 Myrtle Avenue
New Windsor, New York 12550

Re: Minor Subdivision of Lands of Dante Musco
Job No. 84-265

Dear Mr. Hotaling:

The enclosed plan was reviewed by the Planning Board at their meeting on July 10, 1985. This plan shows the extension of Mark Street as a private road along with the extension of the water main with an 8" ductile iron pipe to end with a hydrant in front of proposed lot no. 3.

As you know, the main in Mark Street is dead ended; this proposal would extend the dead end to serve only three (3) new homes. It would also provide fire protection not only to the new homes but to those homes existing at the end of Mark Street.

The board indicated that they were satisfied with this subdivision but would need your board's approval for the proposed extension and ending of the proposed water main.

We would appreciate your earliest attention to this matter.

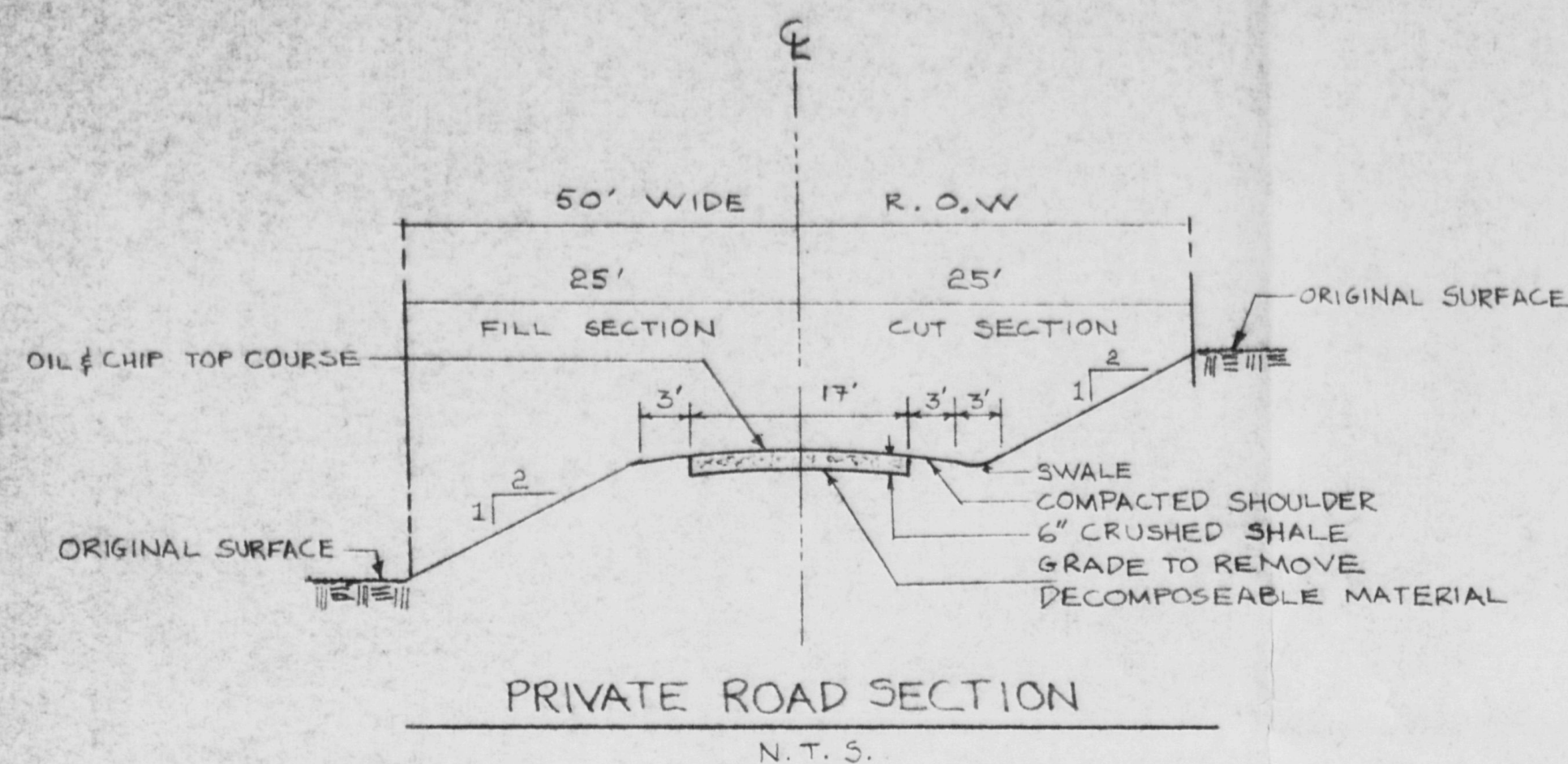
Very truly yours,



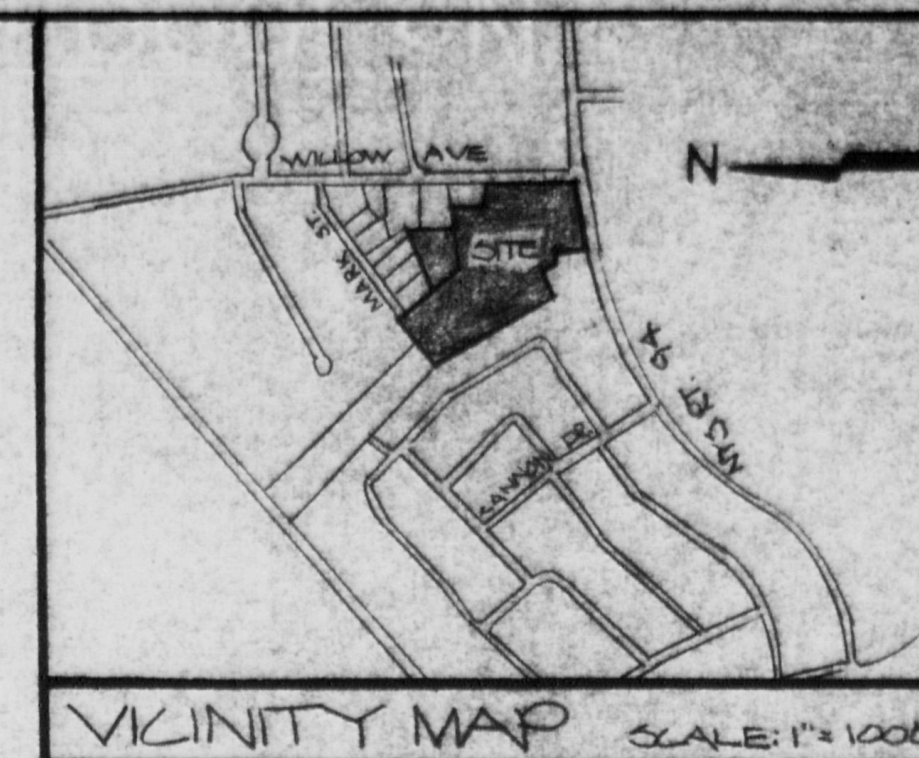
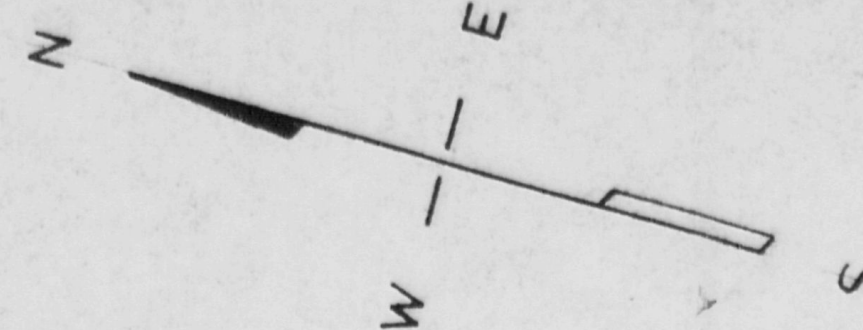
Gerald Zimmerman, P.E.

GZ/jl

cc: Mr. D. Musco



MAGNETIC NORTH JANUARY 1984



ZONING DATA

DISTRICT R-4 GROUP W.2
MIN. LOT AREA = 15,000 S.F.
MIN. LOT WIDTH = 100'
MIN. FRONT Y.D. = 35'
MIN. SIDE Y.D. = 15'/30'
MIN. REAR Y.D. = 40'
MIN. ROAD FRONTAGE = 60'

TAX MAP NO.

SECT. 45
BLK. 1
LOT 32

RECORD OWNER & SUBDIVIDER

DANTE MUSCO
410 BLOOMING GROVE TRKE.
NEW WINDSOR N.Y. 12550

TOTAL TRACT AREA

12.7020 ACRES

DEED

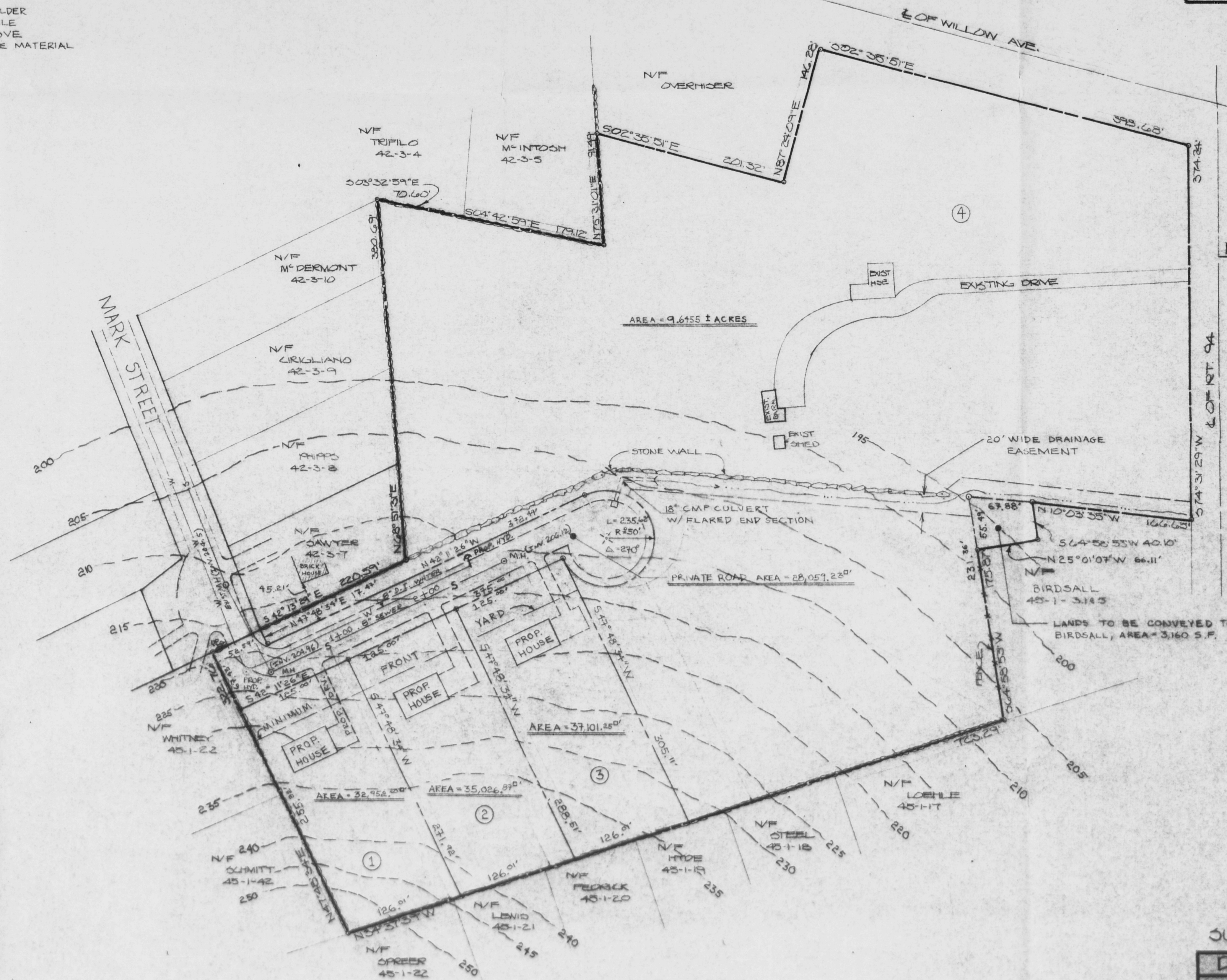
LIBER 2275
PAGE 559

GENERAL NOTES

1. TOTAL TRACT AREA = 12.7 ACRES
2. TOTAL NUMBER OF LOTS = 4
3. THE DEVELOPER SHALL MAKE EVERY EFFORT TO SAVE TREES MEASURING 1" IN DIA. 4' ABOVE GROUND LEVEL.
4. ALL LOT CORNERS WILL BE MARKED WITH 3/4" DIA. IRON PIPES 2' LONG & FLUSH WITH THE GROUND.
5. OWNERSHIP OF THE PRIVATE ROAD WILL BE BY MUSCO WITH EACH OF THE PROSPECTIVE LOT OWNERS HAVING AN EASEMENT OVER SAME FOR INGRESS AND EGRESS. IN ADDITION, MUSCO WILL RECORD AND FILE AS PART OF DEED OF CONVEY, A ROAD MAINTENANCE AGREEMENT WHICH WILL BE BINDING ON EACH OF THE OWNERS OF THE LOTS INVOLVED AND SERVICED BY THE SAID ROAD. IN THE EVENT OF SALE BY MUSCO, MUSCO WILL THEN TURN OVER THE OWNERSHIP OF THE PRIVATE ROAD TO THE OWNERS OF LOTS 1, 2 AND 3, TOGETHER WITH ANY FUTURE OWNER OF PROPERTY BEING SERVICED BY SAID ROAD; OR IN THE ALTERNATIVE, MUSCO WILL DEDICATE SAID ROAD TO THE TOWN, AFTER BRINGING SAID ROAD TO THE TOWN'S SPECIFICATIONS AS THEY PRESENTLY EXIST.

LEGEND

- S — 8" PVC SEWER MAIN
- W — 8" DUCTILE IRON WATER MAIN
- ⊙ M.H. SEWER MAN HOLE
- ⊙ FIRE HYDRANT
- — — STONE WALL ON PROPERTY LINE
- ⊕ U.P. EXISTING UTILITY POLE



SUBDIVISION OF LANDS OF

DANTE MUSCO

SCALE: 1" = 40' JOB NO. 84-265 DRAWN BY: J.P.
DATE: 9-27-84 REV. 12-3-84

TOWN OF NEW WINDSOR

ORANGE COUNTY, NEW YORK

ZIMMERMAN ENGINEERING & SURVEYING
287 RT. 32 CENTRAL VALLEY, NEW YORK

REV. 7-6-85
REV. 6-10-85
REV. 5-16-85
REV. 12-31-84



GERALD ZIMMERMAN P.E., L.C. NO. 49410
RE. L.C. NO. 47391